

City of Jonesboro City Council
Staff Report – RZ 18-17: 3423 Hudson
Municipal Center - 300 S. Church St.
For Consideration by the City Council on September 4, 2018

REQUEST: To consider a rezoning of one tract of land containing 2.23 acres more or less.

PURPOSE: A request to consider recommendation to the City Council from the MAPC for a rezoning of 2.23 acres of land located at 3423 Hudson, from “R-1” Single Family Residential District to “C-3” General Commercial District Classification.

**APPLICANTS/
OWNER:** Robin Caldwell, 3908 Sunset, Jonesboro, AR 72401

LOCATION: 3423 Hudson, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 2.23 Acres
Street Frontage: **There is none for this tract of Land.**
Topography: Undeveloped Flat
Existing Development: Vacant Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Undeveloped
South	C-3 LUO General Commercial District and I-1 Industrial District
East	R-1 Single Family Residential Housing
West	R-1 Single Family Residential Housing and C-3 General Commercial LUO

HISTORY: Currently undeveloped.

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses such as automotive dealerships, which are located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity Growth Recommended Use Types Include:

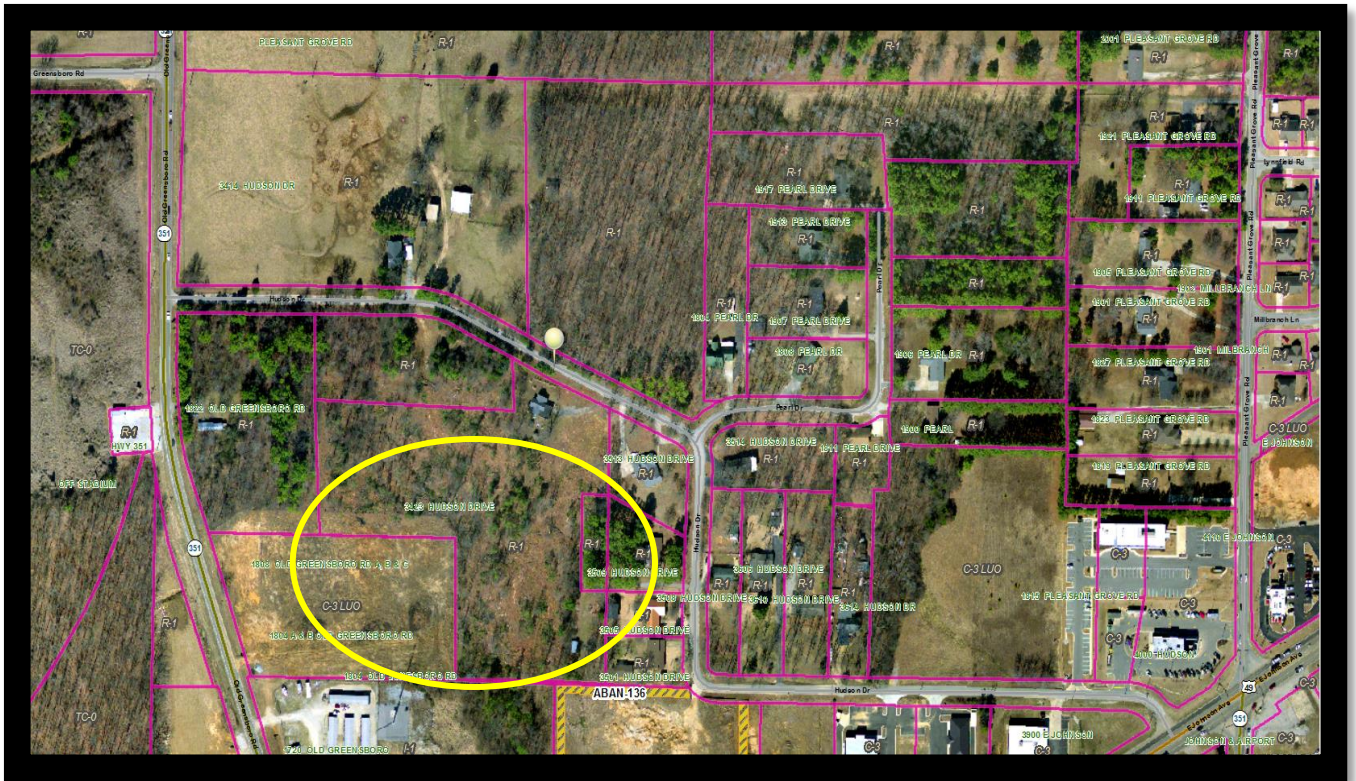
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

The subject site is served by Hudson Drive, which on the Master Street Plan is defined as a Local Street. The Local Street is 60 feet wide in the Master Street Plan.



Adopted Land Use Map









Aerial/Zoning Map



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed C-3 rezoning is consistent with the Future Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area is in redevelopment and transition. Similar use will occur on the Greensboro Village Town Center site.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for Commercial Development and access management principles are implemented. This has to be rezoned because R-1 does not allow Commercial – mini storages.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal impact if rezoned if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	

Staff Findings:

Applicant’s Purpose:

The applicant current intentions are for the property to be developed into a continuation of the existing storage facilities located to the West of the Property. A site plan would be presented and approved to appropriate City Departments. The applicant feels like they can develop the property while having very little impact on the surrounding area.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

C-3, General Commercial District. The purpose of this district is to provide appropriate locations for commercial and retail uses, which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled Arterial Street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	
Code Enforcement	Quality of Life requests that the concepts of CPTED be implemented in the design of all buildings, landscaping and lighting. ANSI/IES lighting standards are highly recommended. Maintenance plans to retain CPTED Landscaping should also be considered.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON AUGUST 14, 2018

Robin Caldwell is requesting a Rezoning from R-1 Single Family District to C-3 General Commercial District for 2.23 acres +/- of land located at 3423 Hudson Street.

APPLICANT: Mr. Zack Baker is representing Robin Caldwell. He said the proposal is for 2.23 acres, it is currently zoned as R-1, and the applicant wants to rezone it to C-3. He said properties adjacent is zoned as Industrial or commercial.

STAFF: Mr. Derrel Smith asked the applicant on how they plan to access this parcel as it does not have frontage.

STAFF: Mr. Zack Baker said they do not have specific plans of what they want to do with the re-zoning.

BOARD: Mr. Chairman Lonnie Roberts asked if they do not intend to have an access from Hudson Drive.

APPLICANT: Mr. Zack Baker said correct.

STAFF: Mr. Derrel Smith said this rezoning meets 5 of the 6 criteria and the Planning Department would recommend approval. We would recommend that we approve the rezoning. The following stipulations will apply:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.**
- 2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**

BOARD: Ms. Mary Margaret Jackson asked if the adjacent property is owned by Robin Caldwell also.

APPLICANT: Mr. Zack Baker said no, the storage facility have a different owner.

STAFF: Mr. Derrel Smith said when they start to develop the property that is when the applicant will have to provide access to a public street. Mr. Smith continued that he assumes the applicant is trying to combine with the adjacent lot but are not wanting to say it.

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

PUBLIC: No Opposition.

COMMISSION ACTION:

Mr. Jim Little made a motion to approve Case: RZ: 18-17, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.**
- 2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**

The MAPC find to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; and Jim Little

Absent: Dennis Zolper

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 18-17, a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District subject to final site plan approval by the MAPC.

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for City Council Consideration,

The Planning Staff

Sample Motion:

I move that we place Case: RZ 18-17 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family Residential District to the proposed “C-3”, General Commercial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.





